



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

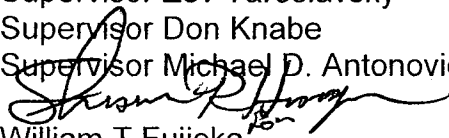
YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

August 13, 2008

To: Supervisor Yvonne B. Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich
From: 
William T Fujioka
Chief Executive Officer

CODE ENFORCEMENT BIENNIAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biennial report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the seventh Biennial Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the period of January 2008 through June 2008.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The narratives of the Report provide the strategies and efforts of the DA, County Counsel, and other departments to improve the code enforcement process, prohibit illegal activities, and abate nuisances in the unincorporated areas of the County.

"To Enrich Lives Through Effective And Caring Service"

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Each Supervisor
August 13, 2008
Page 2

If you have any questions, please contact Sari Steel, Principal Deputy County Counsel, at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-3269.

WTF:LS
DSP:MJS:ib

Attachments (2)

c: Executive Officer, Board of Supervisors
County Counsel
District Attorney
Sheriff
Acting Director of Public Works
Agricultural Commissioner/Director of Weights and Measures
Chief of Public Safety
Director of Animal Care and Control
Director of Community and Senior Services
Director of Mental Health
Director and Health Officer of Public Health
Director of Regional Planning
Fire Chief
Interim Director of Health Services
Treasurer and Tax Collector

COUNTY COUNSEL



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

August 7, 2008

TELEPHONE
(213) 974-1801
FACSIMILE
(213) 626-7446
TDD
(213) 633-0901

TO: WILLIAM T FUJIOKA
Chief Executive Officer

FROM: RAYMOND G. FORTNER, JR.
County Counsel

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors ("Board") instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide biannual reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Six biannual reports have already been provided to the Board. The enclosed seventh biannual report ("Report") provides a narrative of the general strategies and efforts of the County Counsel's Office for the time period of January 1, 2008 through June 30, 2008.

The Report includes highlights of cases handled by the County Counsel Code Enforcement Unit ("CCCEU") during this reporting period, the number of cases and prosecutions handled by the CCCEU, and the disposition of these cases. The Report also references ongoing efforts by the DA, the CCCEU, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

If you have any questions concerning this matter, please contact me, Assistant County Counsel Richard D. Weiss at (213) 974-1924, or Principal Deputy County Counsel Sari Steel at (213) 974-1853.

RGF:SJS

Enclosures

COUNTY COUNSEL
CODE ENFORCEMENT BIENNIAL REPORT
January 2008 through June 2008

The County Counsel Code Enforcement Unit ("CCCEU") advises County departments and Board of Supervisors ("Board") offices; offers advice and support to the Residential Placement Protocol Task Force and its member agencies; drafts ordinances; and handles civil enforcement actions against code violators. The CCCEU works with property owners and area residents to assist violators in bringing properties into compliance. If the CCCEU is not able to resolve violations through voluntary compliance, a lawsuit will be filed in which a civil injunction, receivership, and/or civil penalties and fines are sought.

Key factors departments use in determining when to refer a case to the CCCEU as opposed to the District Attorney ("DA") are: 1) the age and capacity of the alleged violator – if the violator is elderly, mentally or physically disabled, it may not be appropriate or effective to criminally prosecute that individual; 2) available property equity to pay clean-up costs; 3) hoarding/collecting behavior, a deceased or missing owner, or where elder or dependent adult abuse is suspected; 4) the desire to alleviate illicit activities on the property such as narcotics sale or use, prostitution, lewd conduct, and gang activities; and 5) the existence of imminent health and safety hazards that require immediate action to compel the responsible party to correct the violations or abate public nuisances.

Case Highlights

Clean-up of Fire Damaged Property Underway After 10 Years

The CCCEU has been working with the Department of Public Works ("DPW") to develop solutions that would enable the owner of a property in Whittier damaged by fire that has been an eye sore in the community for over 10 years to obtain financing and hire contractors needed to complete work on the house. During this reporting period, the property owner secured adequate financing to complete the project; completed the majority of framing inspection corrections; installed 95 percent of the asphalt shingles to the roof; completed the majority of the rough electrical and plumbing work; and cleaned the site substantially. The case will be closed when the renovation is completed.

Criminal Activity Curtailed on Nuisance Motel Property

The property owner was operating a motel in San Gabriel without a business license. The motel had been the source of numerous complaints and calls for service regarding criminal activity occurring on the property. The CCCEU assisted the Sheriff in developing recommendations for the motel owner to implement to help deter future criminal activity on the property. In addition to obtaining the proper licensing, the owner implemented the suggestions, which included installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only, which has helped to curtail the criminal activity on the property.

Recycling Center Ceases Operations

In September 2006, the CCCEU filed a complaint for injunctive relief and civil penalties to abate a public nuisance and violations of the Los Angeles County Code ("LACC") against a recycling center operating in Lennox without the required zoning approvals or business license. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant ceased operations and vacated the property on June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a Conditional Use Permit ("CUP") for a recycling center in some other properly zoned area of the unincorporated County.

Closure of Illegal Medical Marijuana Dispensaries

On May 16, 2006, the Board adopted an ordinance that required medical marijuana dispensaries ("MMDs") to obtain a CUP and a business license prior to opening their doors for business. During this reporting period, two operators attempted to open MMDs in Whittier without a CUP or business license. Immediately upon discovering the illegal MMDs, the CCCEU coordinated enforcement by the Department of Regional Planning ("DRP") and the Treasurer and Tax Collector Business License Division who posted Notices of Violation ("NOVs") on the properties and mailed NOVs to both the tenants and owners of the properties. The CCCEU sent a certified letter to the property owners advising them of their legal liability and the potential consequences for permitting their properties to be used for illegal purposes. In both cases, within weeks of opening, the MMD operators had ceased operation and vacated the property.

Additional Highlights

Counterfeit Goods

The CCCEU authored the "Los Angeles Counterfeit Goods Nuisance Abatement Ordinance," which was adopted by the Board on May 13, 2008. The ordinance is a potent tool that enables the County to combat illegal counterfeiting activities in the unincorporated areas by declaring any property used for the manufacture, sale, or possession for sale of counterfeit goods a public nuisance.

Among other things, this ordinance authorizes the DA or County Counsel to bring and maintain a civil action to temporarily and permanently enjoin persons conducting or permitting the sale or manufacture of counterfeit goods. Furthermore, it permits closure of the property where counterfeit activities take place for up to a year and allows the Sheriff to seize and remove from the property all material and equipment used in creation of counterfeit goods and sell such instrumentalities. Additionally, the ordinance allows the court to impose civil penalties in an amount up to \$1,000 per counterfeit article seized on the property.

During this reporting period, the CCCEU began working with the Sheriff to curb the illegal sales of counterfeit goods in the unincorporated areas of the County. In a recent case, a search of a swap meet resulted in seizure of more than 30,000 counterfeit CDs and DVDs. An office conference with the property owners and their attorney is scheduled for mid July.

Civil Graffiti Pilot Project

During this reporting period, the CCCEU has continued working with the Chief Executive Office ("CEO"), Sheriff, DPW, and Ombudsman to create a pilot project to impose administrative fines and noncompliance fees on graffiti vandals; to provide for summary abatement for nuisance violations relating to graffiti with a procedure for the County to recoup its abatement costs and impose a lien or special assessment for unpaid costs against the property of the graffiti perpetrator, or his or her parent or guardian, if applicable; and to provide for the County to recoup its graffiti apprehension and abatement costs associated with graffiti offenses caused by minors through the Probation Officer of the County in juvenile court proceedings.

To implement this program, the CCCEU prepared proposed amendments to Titles 1 and 13 of the LACC and is assisting the Sheriff, DPW, and Ombudsman – departments that will play key roles in graffiti abatement and enforcement – with legal, procedural, and administrative matters. The CCCEU also prepared all of the forms the Ombudsman will need to utilize to implement the project. It is anticipated that the proposed ordinance revisions will be presented to the Board for consideration in early August.

Peddling Ordinance and State Legislation

During this reporting period, the Board adopted Supervisor Molina's two-part motion related to the licensing and regulation of "Peddlers" and "Hawkers." The first part of the motion involved introduction of amendments to Titles 7 and 11 of the LACC to refine and add definitions relating to peddling activities; to revise provisions affecting the time periods that peddling vehicles may stay in one location; to allow prosecution of peddling violations as misdemeanors where warranted; and to make other non-substantive changes to the County's peddling regulations.

The second part of the motion directed the CEO and County Counsel to work with Assemblymember Charles Calderon's office to develop state legislative language that would strengthen the County's authority to regulate peddling. The CCCEU developed language for Assembly Bill ("AB") 2588 which would amend both the California Vehicle Code ("CVC") and the California Health and Safety Code ("H&SC"). AB 2588 formally reaffirms the Legislature's intent that local governments may adopt requirements for the public safety regulating any type of vending from vehicles upon any street, thus reconciling any arguable conflict between the H&SC and the CVC. It also clarifies that local governments are authorized to impose reasonable time, place, and manner restrictions on vending activities from those vehicles for the public safety.

Illegal Parking and Sales of Vehicles

One of the items that has been on the agenda of the Unincorporated Area Services Board Deputy Meetings has been the problem with illegal parking and illegal sales of vehicles, an ongoing quality of life issue for many unincorporated communities. The CCCEU was consulted in light of legal challenges to local ordinances previously used to enforce against this problem. The CCCEU solicited information from the Board deputies to identify their communities' concerns to come up with practical solutions tailored to address the specific problem. A workgroup was formed, and it evaluated several options. The workgroup recommended a three-

tier approach consisting of new and enhanced parking regulations and enforcement; stepped up enforcement of the CVC which requires new and used car dealers to be licensed; and pursuit of legislative changes to the CVC which would allow a peace officer to impound a vehicle after issuing a citation for unlicensed auto sales. A traffic study was done and new traffic regulations have been developed to restrict parking in order to alleviate parking congestion on certain streets which are considered hot-spots for illegal on-street car sales. Those proposed traffic regulations are scheduled to be considered by the Board in early August. A series of sting operations was planned utilizing the East Los Angeles Sheriff's Station Special Problems Team, the COPs and Parking Enforcement Bureaus, and the Department of Motor Vehicles and DA Investigators. The first sting operation was conducted in April, resulting in seven arrests.

Cases Handled by County Counsel

During this reporting period, the CCCEU received 14 new referrals and continued to work on 36 cases carried over from the prior reporting period. The CCCEU is handling six civil prosecutions involving 19 properties, held one office conference, and closed 13 cases when the properties were brought into substantial compliance.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

Ongoing Efforts to Integrate Code Enforcement Operations

RPP Task Force Training

The Residential Placement Protocol Task Force ("RPP"), which was created to improve and coordinate a team approach to address the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities and to reduce the incidents of abuse and neglect of elder and dependant adults, conducted a training in March of this year at the California Endowment Center in downtown Los Angeles. Multi-departmental training sessions which included County social service employees, mental health practitioners, and code enforcement investigators and inspectors facilitated enhanced intervention and enforcement efforts with respect to problems occurring at residential placement facilities.

The conference agenda covered cases that fall within the Memorandum of Understanding ("MOU") between various County code enforcement, social services, and mental health departments, and their departmental protocols. The training began with a segment entitled, ***Who We Are and What We Do***, presented by County department members and affiliated city and state agencies. Following that training, there was an informational segment given by the Community Development Commission regarding the Los Angeles County Housing Resource Center. The last training session was given by the State Department of Community Care Licensing ("CCL"), the County Department of Mental Health ("DMH"), the County Department of Public Health's Alcohol and Drug Program Administration, and the Community Development Commission through a segment entitled, ***Types of Facilities and Clients*** (i.e., licensed facilities, homeless shelters, sober living homes, and independent living facilities; the clients who reside in those facilities and how to identify the care and supervision they require).

RPP Task Force Support

The CCCEU continues to assist the RPP in the coordination of investigations and enforcement activities between the County and the applicable city, state, and federal agencies that are members of, or are associated with, the RPP protocol. During this reporting period, a complaint was made by neighbors regarding illegal grading and an "unlivable" residence on a property with several RVs and abandoned vans being used for housing. The CCCEU conducted the initial investigation and discovered that individuals holding themselves out as a private nonprofit organization, whose purported goal is to build homes for veterans, may be exploiting several elder adults. Further investigation revealed two additional potential victims, one of whom was recently placed under conservatorship. The conservator is suspected of taking advantage of the elderly, and is also one of the principals associated with the nonprofit organization. The CCCEU advised Adult Protective Services to refer the matter to the Los Angeles Superior Court Probate Investigators for investigation. This investigation will continue into the next reporting period.

The CCCEU assisted in another matter involving a registered nurse who was operating an unlicensed facility and was providing inadequate care and supervision, and committing identity theft and fraud on elderly and dependant adults who were residents of various residential facilities which the nurse was operating in both the unincorporated areas and the City of Los Angeles. During this reporting period, various RPP members reported new locations where reports of abuse and neglect were allegedly being perpetrated by this individual, which the CCCEU passed on to the appropriate law enforcement and prosecuting agencies. Prosecution of this individual is pending.

During this reporting period, the CCCEU assisted the RPP following actions taken by CCL against an adult residential facility which resulted in the facility's closure. One of six residents that had to be relocated was extremely ill with a short life expectancy. Due to the allegations of neglect, misappropriation of social security checks, and an arranged fraudulent marriage, the CCCEU referred the case to the Los Angeles County Elder Abuse Forensic Center in order to obtain some assistance for the victim's sister who is seeking redress for the wrongs done to her brother while residing in the facility.

Code Enforcement Cross-Training Conference

The fifth in a series of code enforcement cross training programs was held on April 3, 2008, at the California Endowment Center. The DA Code Enforcement Section, DMH, and DPW gave presentations on ***Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; Good Report Writing;*** and the ***Property Rehabilitation Process***. This conference was geared towards training field inspectors and code enforcement officers to: 1) recognize instances when appropriate referrals may be necessary to other code enforcement and/or social services and mental health agencies; 2) write reports that properly document an inspector's observations; and 3) learn about the County's authority and limitations during the property rehabilitation process.

Code Enforcement Cross-Training Manual

The CCCEU, with the assistance of the CEO and the DA Code Enforcement Section, is compiling the materials from the five code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences are a valuable resource for new code enforcement officers and as reference materials for day-to-day code enforcement activities. The manual is scheduled to be distributed to departments this fall.

Title 1 Administrative Fines and Non-Compliance Fees Workgroup

During this reporting period, DPW's Water Resources, Building & Safety, Construction, and Environmental Programs Divisions have been working on their forms and hearing officer protocols needed to implement a Title 1 Administrative Fine and Non-Compliance Fee pilot project. The pilot project is anticipated to commence later this year. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

Amendment to the County Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. County Counsel is working together with the Department of Public Health and the DA to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The Department of Public Health is considering expanding the draft previously proposed to include additional methods of enforcement of green pool violations. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.



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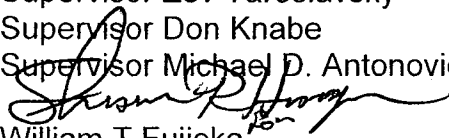
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August 13, 2008

To: Supervisor Yvonne B. Burke, Chair
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First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

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Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

**County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

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A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
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First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

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Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

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Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU contacted the attorney for the new conservator. The attorney indicated that the conservatee's property is being properly maintained. Case closed.
Unpermitted carport; converted garage; unpermitted addition	1					1	The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. On June 9, 2008, the owner submitted plans to keep the carport. It was determined that he could not keep it and the carport would have to be removed. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1		1	The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. The court granted a judgment in the County's favor on April 2, 2008, enjoining the defendants from further violating the Zoning Code and requiring them to abate the violations on the property. The County will move the court for appointment of a receiver, as the defendants have failed to correct the violations as required in the judgment.
Restaurant not in compliance with parking requirements on approved plot plan	1					1	By July 31, 2008, the tenant has agreed to either provide a signed lease agreement for 30 offsite parking spaces and a signed contract with a valet service provider, or provide documentation that the liquor license for the restaurant has been withdrawn with ABC. The CCCEU will continue to monitor progress.
Inoperable vehicles, junk and salvage		1	1			1	DRP issued a NOV for zoning code violations on the property. On June 24, 2008, the CCCEU held an office conference with the property owner and imposed a correction deadline. The owner agreed to abate the violations as requested. The CCCEU will continue to monitor progress.

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Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

**County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

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First District							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	1			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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First District Total	8	5	0	1*	7	6	
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Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

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First District							
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Complaint received from neighbor of nuisance-property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog	1				1		The Sheriff has been monitoring the location and reports that the location has been very quiet with no calls or problems having been reported this period or the previous reporting period. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years	1					1	During this reporting period, the property owner offered assurances that he has secured adequate financing to complete the project; and completed the majority of framing inspection corrections, installed 95 percent of the asphalt shingles to the roof, completed the majority of the rough electrical and plumbing work, and cleaned the site substantially. The CCCEU will continue to monitor progress.
Nuisance motel property which is a breeding ground for criminal activity; operating without a business license	1				1		The owner has implemented the agreed upon suggestions made by the Sheriff to deter future criminal activity including installing a surveillance camera system, posting signage notifying guests of cameras, and signage restricting parking to permittees only. Case closed as to CCCEU involvement.

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Criminal activity on property with code violations	1					1	All residents have been removed from the property and the location has been declared uninhabitable. Anyone found inside the residence is subject to arrest for trespassing. Criminal activity at the location has all but ceased. However, because the house is vacant and in foreclosure, the CCCEU will continue to monitor until such time as the property transfers to new owners. There are minor building issues regarding permits for which the new property owners will assume responsibility.
Trespassers engaging in illicit narcotics activities in single family dwelling	1				1		The Sheriff requested CCCEU assistance on a case involving an abandoned single-family dwelling that trespassers were using for illicit narcotics activities. The CCCEU investigated and determined the record owner is deceased and referred the case to the Public Administrator ("PA") last reporting period to initiate probate proceedings. The PA was appointed administrator of the estate in April 2008 and has exercised control over the property. The PA had to secure the property on more than one occasion due to trespassers and has had to do on-going clean-up because the neighbors are using the property as a dumping ground. There was also a fire on the property, and the PA recently received the insurance proceeds from the loss resulting from the fire. The PA is petitioning the court for authority to sell the property. Case closed as to CCCEU involvement.
Abandoned property being used by transients and gangs for illicit activities	1				1		CCCEU assistance was requested on a case involving an abandoned property being used by transients and gangs for illicit activities. The previous owner recently lost the property through foreclosure. The lender is currently the owner of the property. The property has been boarded up and there has been no recent activity. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted structure; converted garage	1					1	Since the last reporting period, the matter was referred to the Office of the Public Guardian ("PG") who initiated an investigation as to the need to establish a conservatorship for the property owner who was alleged to be missing. While the PG's investigation was pending, attorneys for the property owner, who claimed their client was recently located after being out of communication with them for over 15 years, were trying to close escrow on the sale of the property. As part of their investigation, the PG contacted escrow who provided the PG with information which enabled them to confirm the owner's whereabouts. The prospective buyer will assume title to the property subject to the code violations and has agreed to abate them. The CCCEU will continue to monitor.
A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
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Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
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Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

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A business operating an unpermitted medical marijuana dispensary		1			1		DRP and Treasurer and Tax Collector ("TTC") posted NOVs on the property for operating a medical marijuana dispensary without a Conditional Use Permit ("CUP") or a business license. The CCCEU contacted the operator's attorney to let him know that his client's business was in violation of the Los Angeles County Code ("LACC"). Shortly thereafter, the operator vacated the premises. Case closed.
Unpermitted structures; more than three dogs on property; junk and salvage; inoperable vehicle		1				1	CCCEU assistance was requested because the property owner is deceased. The CCCEU consulted with the PA who declined to act because of a competing petition filed by the heirs. The property went into foreclosure and a trustee's sale is scheduled for July 3. The Department of Public Works ("DPW") has declared the property substandard. A hearing was held in June 2008 and the heirs were given a completion date July 18, 2008, for the rehab. The CCCEU will continue to monitor the property.
A business operating an unpermitted medical marijuana dispensary		1			1		The property was referred to the CCCEU by DRP who was notified by the Sheriff that a medical marijuana dispensary business was operating at the location without the necessary permits or licenses. NOVs were posted on the property by DRP and TTC. In response to a CCCEU letter, the property owner's attorney contacted the CCCEU and stated that his client was taking steps to terminate the tenancy, and had changed the locks on the doors. A few days later, the attorney contacted DRP to report that the tenant had abandoned the premises and the owner was taking possession of it. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU contacted the attorney for the new conservator. The attorney indicated that the conservatee's property is being properly maintained. Case closed.
Unpermitted carport; converted garage; unpermitted addition	1					1	The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. On June 9, 2008, the owner submitted plans to keep the carport. It was determined that he could not keep it and the carport would have to be removed. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1		1	The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. The court granted a judgment in the County's favor on April 2, 2008, enjoining the defendants from further violating the Zoning Code and requiring them to abate the violations on the property. The County will move the court for appointment of a receiver, as the defendants have failed to correct the violations as required in the judgment.
Restaurant not in compliance with parking requirements on approved plot plan	1					1	By July 31, 2008, the tenant has agreed to either provide a signed lease agreement for 30 offsite parking spaces and a signed contract with a valet service provider, or provide documentation that the liquor license for the restaurant has been withdrawn with ABC. The CCCEU will continue to monitor progress.
Inoperable vehicles, junk and salvage		1	1			1	DRP issued a NOV for zoning code violations on the property. On June 24, 2008, the CCCEU held an office conference with the property owner and imposed a correction deadline. The owner agreed to abate the violations as requested. The CCCEU will continue to monitor progress.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Inoperable vehicles		1			1		The CCCEU referred this case to the PA because the property owner is deceased. The PA subsequently learned that the decedent's sons retained counsel to initiate a probate. The inoperable vehicles have been removed from the property. Case closed.
Sale of counterfeit CDs, DVDs, and apparel		1				1	Sheriff searched the property owner's swap meet and seized 30,000 counterfeit CDs and DVDs. The CCCEU is working with the Sheriff to prohibit the illegal sales on the property. An office conference with the property owner is scheduled for mid-July.
First District Total	8	5	0	1*	7	6	
Second District							
Recycling center operating without the required zoning approvals	1			1	1		A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the LACC was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. The case was settled as to all parties to the lawsuit. Pursuant to the terms of the settlement agreement, the tenant was to vacate the property by June 30, 2008. In exchange, the County agreed to review and process, without any guarantee of approval, an application for a CUP for a recycling center in some other area of the unincorporated County. The recycling center ceased operations and vacated the property on June 30, 2008. Case closed.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	5			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		5	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of 15 properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. The County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction; \$145,000 in civil penalties; and the requirement that the defendants bring all of the properties into full compliance. Currently, nine of the 15 properties have been brought into compliance. There is one property in the First District and five properties in the Second District in which enforcement cases remain open. Variances are pending on three of the properties, development proposals have been submitted on two other properties to correct the violations, and the sixth property will require a plot plan because a requested variance was denied. The CCCEU will continue to monitor the remaining properties for compliance with the terms of the stipulated judgment.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The L.A. County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On August 10, 2007, pursuant to the CCCEU's application, the court appointed a receiver who took over the management of the property and abated all of the outstanding code violations. The property has been brought into compliance. There remain a few outstanding administrative matters and upon discharge of the receivership, the case will be closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1					1	The property owner has been cited for numerous fire, building, and zoning violations. The property owner has not complied with abatement orders. DPW is preparing an abatement warrant to clean up the property. Case is ongoing.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1				1		The illegal social events that were being held at the property have ceased. DRP has referred the case to the DA for criminal prosecution of zoning code violations. Case closed as to CCCEU involvement.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU is currently working with the Sheriff, Los Angeles City Attorney's office, and DRP to abate the narcotics sales on the property. Continuing to investigate, case is ongoing.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Code violations on property where resident is under conservatorship	1				1		The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. Since the last reporting period, the CCCEU contacted the property owner's conservator to check on the status of the property and learned that a new conservator had been appointed. The CCCEU contacted the attorney for the new conservator. The attorney indicated that the conservatee's property is being properly maintained. Case closed.
Unpermitted carport; converted garage; unpermitted addition	1					1	The owner applied for a building permit to remove the unpermitted garage addition and restore the garage to parking use. On June 9, 2008, the owner submitted plans to keep the carport. It was determined that he could not keep it and the carport would have to be removed. Case is ongoing.
Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1		1	The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. The court granted a judgment in the County's favor on April 2, 2008, enjoining the defendants from further violating the Zoning Code and requiring them to abate the violations on the property. The County will move the court for appointment of a receiver, as the defendants have failed to correct the violations as required in the judgment.
Restaurant not in compliance with parking requirements on approved plot plan	1					1	By July 31, 2008, the tenant has agreed to either provide a signed lease agreement for 30 offsite parking spaces and a signed contract with a valet service provider, or provide documentation that the liquor license for the restaurant has been withdrawn with ABC. The CCCEU will continue to monitor progress.
Inoperable vehicles, junk and salvage		1	1			1	DRP issued a NOV for zoning code violations on the property. On June 24, 2008, the CCCEU held an office conference with the property owner and imposed a correction deadline. The owner agreed to abate the violations as requested. The CCCEU will continue to monitor progress.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
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Junk and salvage; numerous inoperative vehicles; unpermitted structures and horse maintained in residential area	1			1		1	The CCCEU filed an action for injunctive relief against the property owner and the occupant to abate violations of the zoning code including large amounts of junk and salvage, numerous inoperative vehicles, unpermitted structures, and a horse being maintained on the property in a location that is not zoned for this activity. The court granted a judgment in the County's favor on April 2, 2008, enjoining the defendants from further violating the Zoning Code and requiring them to abate the violations on the property. The County will move the court for appointment of a receiver, as the defendants have failed to correct the violations as required in the judgment.
Restaurant not in compliance with parking requirements on approved plot plan	1					1	By July 31, 2008, the tenant has agreed to either provide a signed lease agreement for 30 offsite parking spaces and a signed contract with a valet service provider, or provide documentation that the liquor license for the restaurant has been withdrawn with ABC. The CCCEU will continue to monitor progress.
Inoperable vehicles, junk and salvage		1	1			1	DRP issued a NOV for zoning code violations on the property. On June 24, 2008, the CCCEU held an office conference with the property owner and imposed a correction deadline. The owner agreed to abate the violations as requested. The CCCEU will continue to monitor progress.

**County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Property being used to house horses also has merchandise displayed outside of enclosed building, outdoor storage without approval, occupied RV, junk and salvage, and property does not meet current development standards		1				1	DRP issued an NOV on the subject property which is being used to house horses and has numerous other code violations. Although the property is located in a zone which allows for this type of use, none of the buildings and improvements on the property have been approved through the plot plan review process. The horse stables are poorly constructed and the property contains unpermitted storage containers, an occupied RV, and junk and salvage items. The CCCEU is working with the DA to determine if a civil action should be filed and receivership sought, or if a criminal complaint should be considered.
Second District Total	14	2	1	4*	3	13	
Third District							
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations	1			1		1	A lawsuit was filed on December 13, 2006, for violation of the LACC and for possession, damage due to occupation, and misuse of County-owned land. On October 3, 2007, the court granted the County's motion for summary judgment as to all causes of action. On November 20, 2007, a judgment was entered in the County's favor. The defendant appealed the court's grant of summary judgment in the County's favor on November 29, 2007. The defendant's appellate brief is due on July 21, 2008. Case is ongoing.
Removal of oaks trees without permit	1					1	The CCCEU is monitoring the case since the violation involves County property. The Oak Tree Permit application has been submitted to DRP for processing. Case is pending.
Dispute over use of Castro Peak Motorway	1					1	Progress has been slowed due to natural disasters impacting the area. The CCCEU is continuing to work with the Chief Executive Office and the National Park Service to find a permanent solution to the access issues regarding Castro Peak. Case is ongoing.
Packager not labeling and misrepresenting food ingredients in packaged food items; distributing to L.A. Unified and school districts nationwide	1					1	The CCCEU met with the Los Angeles County Department of Public Health ("DPH") to discuss a complaint involving allegations of fraud and mislabeling of packaged food items distributed to school districts locally and nationwide. During this reporting period, the CCCEU, counsel for DPH, and an attorney with the DA's Consumer Protection Unit met with the State Department of Health Services to discuss their pending investigation and to assist in preparing the case for filing. Case is pending.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Motor home continuously parked in a residential neighborhood		1			1		A complaint was received concerning a motor home, propped up on wooden platforms, parked in the same location for at least four months in a residential neighborhood. The CCCEU assisted DPW in determining an appropriate resolution of the matter. Signage was developed to enforce the street sweeping ordinance to provide for the maintenance of the street and gutters that had previously been neglected due to lack of access. Case closed.
North Santa Monica Bay Pollution		1				1	During this reporting period, the CCCEU was advised by DPW's Watershed Management Division that they were going to resume the Source Identification Study due to recent elevated bacteria levels at beach locations. DPW contacted the CCCEU for assistance with obtaining verbal and written permission from the private property owners in the area. Case is ongoing.
Third District Total	4	2	0	1	1	5	
Fourth District							
Graffiti on railroad bridge over 605 Freeway	1					1	The owner and CalTrans claim that it is not their responsibility to maintain the bridge. The County and the City of Pico Rivera believe that both parties are responsible and unless they cooperate to remove the graffiti, both County and City staff intend to seek authority to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances. Matter is pending receipt of Pico Rivera's status report on their discussions with the property owner.
Operating a foot massage parlor in a C-1 zone		1				1	TTC conducted a complaint investigation that revealed a massage business was operating without a business license. TTC issued a NOV and the Sheriff issued a misdemeanor citation at the location. DRP also issued a NOV for operating a massage parlor in a restricted business zone. The CCCEU was contacted to respond to a letter the County received from the business owner's attorney who asserted that DRP's NOV violated his client's constitutional rights. The CCCEU's letter in response concluded that DRP's NOV will remain in full force and effect, and operation of the massage parlor must cease immediately or the County will seek remedies to compel compliance. Case is ongoing.
Fourth District Total	1	1	0	0	0	2	

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Fifth District							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU and DRP inspected the property and met with the property owner and his attorney in May 2008. The property owner was given until August 15, 2008, to fully abate all of the code violations to avoid the County's request for appointment of a receiver.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	The owners abated the unpermitted accessory structures in the setback area. County staff met with the owner and her attorney, who agreed to accept the conditions set forth by DPW to proceed with the street vacation proposal. The tentative date for the Board's approval of the Resolution of Summary Vacation is September 16, 2008. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	Case is pending CUP approval. The applicant has not submitted the required documents. During this reporting period, further code violations were found and additional enforcement action has been taken. Case is pending.
Major illegal disposal operation	1				1		During this reporting period, samples taken from the soil and the buried drums by the California Department of Toxic Substances Control ("DTSC") showed trace amounts of many substances, but all at levels far below DTSC's threshold of concern. Case closed as to CCCEU involvement.
Suspected criminal activity involving residents of a drug addiction treatment center	1					1	During this reporting period, the Attorney General's Office ("AG") had purportedly reached a settlement with the property owner/operator of the drug rehabilitation program that was operating from the location in violation of state law. The CCCEU received information and passed it onto the AG's office regarding the continued unlawful activities being conducted at the location. The AG's office has set aside the settlement agreement and is meeting with the California Department of Alcohol and Drug Programs to determine how the case will proceed. Case is ongoing.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
San Dimas property owner has encroached onto a County park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	As a result of the grading completed last reporting period, there was some damage done to a neighbor's block wall and concrete steps, which lead down to a storm drain that the City of San Dimas is in the process of transferring to the County Flood Control District. The CCCEU is assisting with Issues regarding replacement versus repair of the concrete steps. Also, some erosion has occurred that needs to be addressed. Case is pending.
Maintaining an unpermitted mobile home and trailer on property	1					1	The CCCEU referred the matter to the PG who petitioned for conservatorship over the estate of the property owner. The CCCEU is continuing to facilitate resolution of the matters involving the property and the concerns of the neighboring property owners. The conservator has petitioned the probate court for authority to sell the property, and a hearing is scheduled for July 11, 2008. Case is ongoing.
Unpermitted encroachment to oak trees; operation of impound yard without zoning approval	1				1		The owner filed a CUP and a clean hands waiver to operate the impound yard and has been working with Forestry on a re-planting plan. The Oak Tree Permit and clean hands waiver have been approved, and the CUP is in the approval process. Case closed.
Reports of projectiles from an outdoor shooting range landing on neighboring properties	1					1	In November 2007, the CCCEU, DRP, and the Sheriff met with area residents and the shooting range board of directors where it was agreed that the shooting range will have an expert evaluate the safety features of the range and report back to the group. A range expert conducted an inspection of the range in March 2008. The report and findings will be provided to the County and the neighboring residents. Further action to be determined once the CCCEU reviews the report.

County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Constituent complaint concerning business activities of a restaurant/bar operated by former owners of an adult cabaret who acquired an existing restaurant in the unincorporated area of the County		1				1	The Fire Department, DPW, DRP, PH, TTC, and Sheriff conducted an inspection of the new business and found it was operating in violation of the LACC. In addition to not being in compliance with the existing restaurant's CUP, the newly acquired business was operating without licenses for public eating, entertainment, and dance, and several health code violations were noted. NOVs were issued to the new owners. The owners filed an action for injunctive and declaratory relief and damages to restrain and prohibit the County from enforcing the County code provisions requiring business owners to have licenses, permits and other entitlements alleging it is an on-going business and the licenses and permits held by the former business were transferrable. The County has obtained an extension of time to file its response to the complaint. The departments have been working with the owners to correct the violations which, for the most part, have been corrected. A public hearing before the business license commission is pending for the business' entertainment and dance licenses. Case is ongoing.
Illegal garage conversion, junk and salvage and inoperable vehicles on property in which the owner is a suspect in an Internet rental scam and various illegal activities		1				1	This case was brought to the attention of the CCCEU by the Board office as a result of a call from constituents concerning a property on their street. The owner of the subject property had allegedly rented it to an unknown number of families, somewhere between 12 to 25, by posting an ad on Craigs list. The neighbors reported that several families were on site with signed leases and proof that their lease payments had been cashed to take possession. The CCCEU contacted various social service and mental health agencies and requested they be present on "move-in" day to assist families with information on filing complaints and obtaining temporary housing, if necessary. The CCCEU also contacted DPW Property Rehab and DRP to cite for an illegal garage conversion, junk and salvage, and inoperable vehicles on the property. Case is ongoing.

**County Counsel Code Enforcement Unit
Seventh Biannual Status Report for January 1, 2008 to June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Juniper Hills property suspected of illegal grading and elder abuse		1				1	A complaint was made by neighbors of illegal grading and an "unlivable" residence on a property with several RVs and abandoned vans being used for housing. The CCCEU conducted the initial investigation and discovered that individuals holding themselves out as a private nonprofit organization, whose purported goal is to build homes for veterans, may be exploiting several elder adults. Further investigation revealed two additional potential victims, one of whom was recently placed under conservatorship. The conservator is suspected of taking advantage of the elder and is also one of the principals associated with the nonprofit organization. The CCCEU instructed Adult Protective Services to refer the matter to the Los Angeles Superior Court Probate Investigator for investigation. Case is ongoing.
Illegal grading and building code violations		1				1	In 2004, the County received a complaint of illegal grading and dumping of soil in a streambed. The State Department Fish and Game became involved, and DPW also initiated an investigation of the allegations and issued NOVs on the property for illegal grading and various building code violations. When the property owner failed to correct the violations or obtain the proper permits, the case was referred to the DA for criminal prosecution. The CCCEU became involved to assist in the resolution of the civil issues in this matter and to advise as to what action is required for compliance with County codes and to get the permit process started. Case is ongoing.
Fifth District Total	9	4	0	1	2	11	
TOTAL CASES	36	14	1	6*	13	37	

*Six civil prosecutions involving 19 properties (1 case involves 4 properties in the First Supervisory District and 11 properties in the Second Supervisory District).

DISTRICT ATTORNEY

DISTRICT ATTORNEY
CODE ENFORCEMENT BIENNIAL REPORT
January 2008 through June 2008

The District Attorney Code Enforcement Section ("Section") remains fully staffed and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement focuses on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences whenever possible and criminal prosecutions when compliance is not forthcoming. The Section provides District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section strongly supports and staffs twelve Nuisance Abatement Teams ("NATs"). The Section will follow its approach to use citations in situations that are not suitable for the office conference approach.

Staffing

The Section's current staffing positions consist of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is headed by Supervising DAI Kelvin Brown and is located at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Teresa Carver heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned all of the Fifth Supervisorial District except the portion in the San Gabriel Valley East of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

NAT Teams

The number of NATs increased from ten to twelve during the last six months. The DAIs staff all twelve NATs established within the First, Second, Fourth, and Fifth Supervisorial Districts. These NATs conduct their operations on a regular schedule. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose which is to support the county code enforcement agencies. Though there is not a NAT dedicated solely to the Third Supervisorial District, the DAIs accompany the agency inspectors, as a NAT, on an as-needed basis within the Santa Monica Mountains area.

Citations

Citations have proven to be an effective code enforcement tool. A DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will cite violators to appear in court in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community or in cases where businesses are operating without licenses. Also, the citation process will be used when the violator's conduct through words and/or actions indicates he or she has absolutely no intent to cooperate unless compelled to do so.

Inspection Warrants

Inspection warrants as well as search warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied. The Code Enforcement Section has assisted the agencies with writing their own Inspection Warrants and the DAIs have written both Inspection Warrants and Search Warrants.

Sometimes entry needs to be gained without the entry team's presence being known. In May 2008, we had such a case. As a result of complaints of a high volume of pedestrian traffic going in and out of a La Puente location purchasing alcohol on weekends, coupled with complaints regarding building and zoning code violations, DAIs conducted an undercover sting operation. Department of Alcohol and Beverage Control (ABC) investigators, along with DAIs, entered the location, which was open to the public, in an undercover capacity to purchase "Parajete." Parajete is a known Mexican alcoholic beverage that consists of chocolate powder, distilled spirits, and raw cow's milk, straight from the udder.

The sting resulted in the arrest of several individuals for multiple Food and Agriculture violations, and sales of alcohol without a license. Eight cows and two bulls were seized because the subjects could not produce documents proving ownership. An arrest was also made for Possession of Cocaine at the residence. After identifying several code violations regarding the property, the owners were given notices of violations.

District Attorney Investigations

The DAIs have assisted in both criminal and civil cases, and since January 2008 have been involved in the inspections of more than 2750 properties and 318 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, DAI participation in the inspections and sweeps has resulted in the filing of criminal charges in seven felony cases, most of which are being handled by another DA unit because of the nature of the crime. The DAIs filed 22 misdemeanor cases and made 18 probable cause arrests and 44 arrests as a result of outstanding warrants. Of those arrests, 19 were felonies, and 25 were misdemeanors.

While conducting a NAT in the Athens area, investigators noticed stacks of counterfeit DVDs. They obtained written permission to search the premises and discovered counterfeit clothing and clothing manufacturing machines with an estimated street value of over two million dollars. Felony charges were filed at the Inglewood District Attorney's Office.

Even though there has been an increase in NATs from ten to twelve, the Section's three DAI teams have absorbed the increase without additional staffing. There is a push to add additional NAT sweeps. If this occurs, the Section will need to add and fund additional investigators beyond our current staff of sixteen.

The Code Enforcement Lieutenant, Jack Gonterman, has given presentations, along with other leaders of the NAT, at community meetings on evenings and weekends, to further educate the citizens of unincorporated Los Angeles County regarding our effort to enforce county code violations.

During this period, the Bureau of Investigation's Code Enforcement Section received the "2007 Excellence in Community Policing" award by the Peace Officer's Association of Los Angeles County for their outstanding contribution to the county's code enforcement effort and the over three hundred collateral criminal arrests they made while enforcing code enforcement inspections.

Cases Handled by the District Attorney

During this reporting period, the Section received 72 new referrals from County departments, reopened one case, and continued to work on 100 cases carried over from the prior reporting period. This is an adjusted figure from the last Biannual Report indicating 101 cases. The Section set office conferences in 81 cases, prosecuted 58 misdemeanor cases, and had ancillary involvement in one felony case during this reporting period. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 47 cases following successful resolution of the matters.

See Exhibit 1 for a summary of the disposition of the cases, by Supervisorial District, handled by the Section this reporting period.

DA Highlights

Just before jury trial, a plea of no contest to two counts was entered in a Santa Monica Mountains multi-count illegal fifty acre trailer park case. This violator is the worst code violator in the Mountain area. Terms of probation have been imposed to remove the tenants, illegal wiring and sewer systems. Trailers will also be removed subject to Coastal Commission regulations.

A liquor store rented out a portion of its parking lot to an illegal recycling center in the Florence-Firestone area adjacent to a residential area. The recycling center brought much foot traffic including homeless and alcoholics which severely impacted the residential neighborhood. All code enforcement actions by the Department of Regional Planning (DRP) were ignored. The section conducted an office conference with the liquor store owner. This was followed by an office conference set against the owner of the recycling center. On the morning of that office conference, the recycling center moved off the premises much to the satisfaction of the neighboring residents.

The Department of Public Works has, over a number of years, obtained compliance in retro-fitting pre-1970s tilt up buildings throughout the county. However four of the buildings had for over a decade stubbornly refused to comply. Three of these cases were referred to our Section. Office conferences were conducted on all three and one was also criminally prosecuted. Today all three cases are through plan check. One has completed construction and is in complete compliance, the second is in the construction phase of the retro-fit and the third is in the process of hiring a contractor so that construction can start.

Ongoing Efforts to Integrate Code Enforcement Operations

Code Enforcement Cross-Training Conference

The fifth in a series of code enforcement cross-training programs was presented on April 3, 2008 at the California Endowment Center in downtown Los Angeles. DIC Michael Noyes, on behalf of the section, gave a presentation on Good Report Writing. The Departments of Mental Health and Public Works gave presentations on Junk, Salvage and Debris: Enforcement from a Hoarding Perspective; and the Property Rehabilitation Process.

DA Trainings

On June 18, our Section presented a lecture to the Los Angeles County Department of Public Health. The speaker was DDA David Campbell. The topic of the instruction was "California Public Records Act: Disclosing Public Health Records."

Code Enforcement Cross-Training Manual

CCCEU, with the assistance of the CEO and the Section, has compiled the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code

enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities. The manual should be ready for distribution this fall.

Title 1 Administrative Fines and Non-Compliance Fees Workgroup

During this reporting period, DPW's Water Resources, Building & Safety, Construction, and Environmental Programs Divisions have been working on their forms and hearing officer protocols in order to implement the Title 1 pilot project. The pilot project is anticipated to commence later this year. DPW's experiences under the pilot project will allow the workgroup to iron out any major issues before full implementation by all County departments.

Peddling Ordinance

The Section worked with CCCEU and other agencies to amend the Peddling Ordinance found in Title Seven of the County Ordinance. The amendments have been enacted and the Section met with involved agencies to help coordinate the implementation and enforcement of the new law.

Counterfeit Goods Ordinance

The Counterfeit Goods Ordinance has been passed into law. During the reporting period our Section, the District Attorney's Consumer Protection Division, CCCEU and LASD, met, consulted and discussed the implementation of the new legislation.

Amendment to the County's Health Ordinances

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office worked together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. The Department of Environmental Health is considering expanding the draft previously proposed to include additional methods of enforcement of green pool violations. This ordinance would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

Case Collaboration

During the reporting period, our Section and CCCEU continue to consult with one another on code enforcement issues. Our Section and CCCEU have collaborated on two cases in which the Public Guardian has been appointed.

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
First District							
Illegal grading	1				1		Unrelated felony set for trial - felony convicted and sentenced to 5 years state prison
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1			1		1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Pled no contest, probation and sentencing set early 2008, variance application nearly completed.
Outside storage		7	5		1	6	1) J & S, commercial vehicle, unpermitted business, office conference held 2) J & S, horse on lot too small, office conference, compliance, case closed 3) J & S, inoperative vehicles, office conference held 4) J & S, inoperative vehicles, castle structure in set backs, office conference held 5) Pallet yard w/o CUP, outside storage of pallets, office conference held 6) J & S, inoperative vehicles, mobile home, unpermitted chicken coops in side yard, office conference to be set 7) J & S, inoperative truck, inaccessible garage, office conference to be set

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Unpermitted construction	4	9	7	2	1	12	1) Unpermitted structures, J & S, unpermitted animals - criminal complaint filed 2) Unpermitted structure and alterations to house, illegal food preparation, criminal complaint filed, set for pre-trial, violator picked up new felony charge 3) office conference held, plans submitted, compliance, case closed 4) unpermitted construction at gang hangout - office conference held violator cooperating with DRP and DPW 5) additions w/o permit, converted garage 6) Additions to garage and house, office conference held, criminal complaint to be filed 7) Structure built w/o permits, mobile home, office conference held 8) Structure built w/o permits, mobile home, office conference held 9) Patio structure and electrical built w/o permits, office conference held 10) Patio structure and electrical built w/o permits, office conference held 11) Structure, electrical, plumbing without a permit, office conference held 12) Unpermitted structures, electrical, plumbing, J & S, office conference set in July 13) Unpermitted addition to dwelling including electrical and plumbing
Operating business without a license	2			2	2		1) Defendant, case closed, b/w exceeded a year 2) Case closed, compliance
Accumulation of rubbish, substandard dwelling	1	2		1		3	1) Health dept case, office conference held, DPW rehab 2) substandard dwelling, rodent & pest harborage, criminal complaint filed 3) Substandard apartment, red tagged heater, faulty windows & smoke detectors, sewer odor and unmaintained sink and tub, office conference set July 2008

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Food storage violation	3	4	1	6	1	6	1) Food not maintained at correct temperature - two violators -one pled no contest and second bench warrant issued, new criminal charges filed, 2) . complaint filed, now in bench warrant status as deft failed to appear 3) complaint filed arraignment set early 2008 4) improper water supply, uncertified equipment, office conference, compliance, case closed 5) Unclean refrigeration unit, food too warm, criminal complaint filed 6) food too warm, improper sink facility, complaint filed 7) Failed to provide sink, approved utensils and label food packages at retail food facility, criminal complaint
Unlawful vending		1		1		1	Citation, LASD, bench warrant status
Unpermitted food facility	1	1	1	1	2		1. Health dept. office conference held, compliance, case closed 2. Food facility w/o permit, failure to maintain approved equipment, and comply with sanitation requirements, criminal complaint filed, plea guilty, compliance, case closed
Unlicensed sale of alcohol, impure milk, operating w/o a license		1		1		1	DA investigators coordinating State Food and Agriculture, Board of Equalization, Alcohol & Beverage Control, sale of unpasteurized milk and alcohol drink, criminal complaint filed,
Operating taxi cab without license	4				4		Investigated by LASD - no repeat offenses
First District Total	17	25	14	15	12	30	
Second District							

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Unpermitted construction	5		2	2		5	1) Altering building without a permit, criminal complaint filed, hired architect, plot plan submitted, plans in plan check 2) Altering building without a permit: DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm - plans submitted and approved by DPW, agencies monitoring 3) Unpermitted addition to garage and office to house. Cleanup being performed and unpermitted buildings to be demolished, close to compliance 4) Inspected by NAT, owner plans to sell, office conference held 5) Junk and salvage as well, office conference held, one owner since arrested and deported, 2nd conference to be set with remaining owner

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Outside storage - inoperable vehicle and/or junk and salvage	9	6	8	2	1	14	1) 2nd criminal complaint filed, T&C of probation in 1st case difficult to enforce 2) Plot plan approved, office conference held, new ownership of church, waiting for completion of construction 3) J&S - owner contacted, compliance, case closed 4) J&S office conference held - complaint filed, pled guilty, sentencing set in 8/08 5) Junk and Salvage, inaccessible garage - office conference held, DRP monitoring compliance 6) office conference held, plot plan to be filed and canopies removed, DRP and DPW monitoring 7) Unpermitted stables, outside display of merchandise, occupied recreational vehicle in addition to J&S, office conference, placed on NAT to coordinate multi-agency investigation, complaints to be filed once all reports received 8) Also out door display, office conference held, owner submitted plot plan, but failed to submit corrections and cleanup was in process then halted, criminal complaint to be filed 9) Vacant house, homeless people, graffiti - DAIs locating personnel at Property management company, office conference held, property now clean

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Improper use within zone	8	1	3	5	4	5	1) Auto repair - old tenant left property, now new tenant in violation, office conference held, new tenants evicted, property being monitored for compliance 2) Auto repair or sales, storage DAIs to contact selling agent, office conference held 3) Auto sales - be added to NAT, DAI locating owners, office conference held, cleanup commenced 4) Recycling business on parking lot, container - office conferences lessor liquor store and setting of conference with recycling center resulted in recycling center moving off property, compliance, case closed 5) Converted garage, junk and salvage, commercial vehicles - criminal complaint filed, J & S has now been removed, garage permitted. J & S removed, compliance, case closed. 6) Unpermitted smog testing, inoperative vehicles working with owners who have now filed unlawful detainer, property now clean, case closed 7) Unpermitted ornamental ironwork and welding business. storage and parking issues, office conference held, DRP to monitor compliance 8) Excessive yard sales, DAIs locating building owner, office conference held, tenant to be evicted, no further
Substandard dwelling, junk and Salvage, living in trailer	1			1	1		Cited to court and pled guilty - probation then violated served 3 days county jail - rehab boarded up house and cleaned property - monitoring of property continues, case probate sale by Public Guardian, compliance, case closed

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Garage conversion	3	1	2		1	3	1) DRP referral for unpermitted addition, set back violations and lack of covered parking, office conference to be set 2) Converted garage and set back violations, waiting reports from health dept., office conference held - learned property sold, second office conference to be set with 3rd party, also new Community Care Licensing issue 2)
Violations on residential properties: Alcohol sale; and cattle in residential zone	1			1		1	Party pled guilty. Plot Plan and building plans approved - Progressing towards compliance
Possession of over 100 counterfeit CDs/DVDs	1			1	1		Code Enforcement DA's investigation from NAT, felony criminal filing, plea no contest, case closed
Illegal Grading	1				1		compliance, case closed
Multi- agency violations - Building without permits, fire code violations, auto repair, outside storage	1		1			1	Three properties involved . Placed on NAT to coordinate multi-agency violations. Office conference held, possible revocation of CUP and filing of criminal complaint.
Outdoor display merchandise structure within setback		1	1			1	Out door display and residence converted to store w/o DRP approval, office conference held
		2	1			2	1) Home and patio in set backs, office conference held 2) Un-permitted building in side and rear setback, inaccessible parking, J & S, DRP to reinspect
Unlawful vending	5			5	1	4	1) Bench warrant outstanding 2) Bench warrant outstanding 3) Bench warrant outstanding 4) Bench warrant outstanding 5) Health dept - catering truck citation - plea no contest fined, case closed
Mobile home without permits	2		2		1	1	1) Also has commercial and recreational vehicles DAI locating property owner, office conference held, DRP monitoring compliance 2) Vacant lot also has trailers and junk and salvage, office conference held, fence erected and property now clean, case closed

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Sign violation	1		1			1	Office conference held, compliance to be monitored by DRP
Older structures not to code	3			1		3	1) Earthquake retro fit needed, Owner submitted plans. Contractor on site making repairs 2) Unreinforced masonry building, office conference held, plans now in plan check 3) earthquake retro fit needed, office conference - now has contract with structural engineer, plans through plan check, work needs to be completed
CUP violation	1					1	1) Maintaining business without CUP, placed on NAT, criminal complaint to be filed
Second District Total	42	11	21	18	11	42	
Third District							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1			1	1		1) Inspection warrant, conviction, found in violation, sentencing on violation continues for monthly inspections as defendant continues to bring property into compliance, substantial compliance, violator deceased, probation terminated;
Numerous mobile homes without permits	1			1		1	Criminal complaint filed, just before start of trial violator pled n/c to 2 counts, 180 days to remove tenants and correct violations, 3 years probation.
Unpermitted construction	2		2		2		1) Hired Engineer - NOV recorded, office conference held, foreclosure, case closed 2) Unpermitted mobile home, office conference held, plans now submitted and under review, follow up office conference held, plans now in plan check, case closed

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Insufficient road access for Fire Department	1					1	Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Use of County land cleared, Fire Dept monitoring progress.
Outside storage - living in trailer	1			1	1		Case taken over from local DA office - involves three criminal cases, conservator appointed, Public Guardian to approve DPW to rehab property. Rehab completed cleanup, case closed
Third District Total	6	0	2	3	4	2	
<i>Fourth District</i>							
Unpermitted structure	2			2	1	1	1) Criminal complaint filed, property sold, new owner working on compliance , case closed 2) Criminal complaint filed - pretrial set
Outside storage		5	3		2	3	1) J & S, vehicles in set back, garage inaccessible office conference held, criminal complaint to be filed 2) J & S, inoperative vehicles, blocked garage, office conference, compliance, case closed 3. J & S in back of truck, commercial vehicle in residential zone, case closed, DRP to cite 4) J & S, , office conference held 5)J&S, inaccessible garage travel trailer in driveway, office conference set in July
Surface slope failure		1				1	Need to make repairs, office conference set in July

Exhibit 1

**District Attorney Code Enforcement Section
Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Unpermitted home business	1		1			1	Honey manufacturing, and junk and salvage, civil case settled, follow up office conference held, county counsel negotiating with violator's attorney
Fourth District Total	3	6	4	2	3	6	
Fifth District							
Improper use within zone	4	4	4	4	2	6	1) Jury Trial, deft convicted on four counts of zoning violations. Defendant sentenced to 80 hours of community service and terms and conditions of probation requiring corrections, hearing held - found in violation, court requested health to evaluate, Full Family Services now assisting violator, second probation violation filed 2) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed, mover had been hired, progress now stopped, reset for trial 3) Recreational vehicle park operating in violation of CUP - criminal complaint filed, working towards compliance 4) Storage of trailers, boats on vacant property, office conference held, compliance case closed 5) Concrete crushing equipment, container, r/v, stored on vacant land, unlawful grading, encroachment on oak tree, criminal complaint filed, significant compliance 6) Cargo container, office conference, criminal complaint to be filed 7) Cargo container on vacant land, office conference held, compliance, case closed 8) Outdoor banquet/dining, wedding, office conference held

Exhibit 1

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June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Outside storage of junk and salvage and/or inoperable vehicles	12	10	17	3	8	14	1) Property clean except two mobile homes too old to legalize - DRP working with violator. second office conference held January 2008, case closed, substantial compliance 2) Monthly visits, continue, containers, metal, vehicles being moved to site in Kern county - progress 3) Follow-up office conference, DRP, insufficient progress, complaint to be filed 4) office conference held, compliance, case closed 5) DPW rehab conducted cleanup, case closed 6) office conference held, insufficient progress, criminal case filed, compliance, case closed 7) Case closed compliance 8) Mobile home and J & S , no compliance criminal complaint filed, property not cleared, but moved mobile home and vehicles onto different property. 9) Office conference held, mobile home and inoperative vehicle 10) Storage container, J & S and oak tree violation, office conference held 11) Unlawful storage on vacant lot, criminal filing, plea no contest, compliance, case closed 12) J & S business, office conference held, property being repossessed 13) J & S and a commercial vehicle, office conference held
Substandard property - Health	1		1		1		1) Accumulation of horse droppings, rodent harborage, unlicensed animal keeper, separate office conferences, with owner and tenant, owner evicting tenant, office conference, compliance, case closed

Exhibit 1

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June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Living in recreational vehicles on property	4	4	3	5	1	7	1) DA diversion to continue to October 2008 making sure stays in compliance, 2) is on probation, partial compliance then work stopped, at probation violation hearing deft. failed to appear, no bail warrant issued ; 3) Complaint filed, guilty plea, continued progress reports in court monitoring cleanup 4) Living in RV, office conference, complaint filed - set trial 5) Living in RV, storage container, commercial vehicle, structure in set backs 6) Living in R/V, J & S, inoperative vehicles, office conference, compliance, case closed 7) Living in R/V, unpermitted storage, FTA office conference, criminal complaint to be filed 8) Living in school bus, J & S, office conference held, criminal complaint to be filed
Mobile home without permits	5	7	9	2	4	8	1) Mobile home, commercial vehicles and outside storage, Criminal complaint filed, set for trial 2) Mobile home, commercial vehicles, auto impound yard, office conference held, compliance, case closed 3) Mobile home, commercial vehicles, J & S, office conference FTA, complaint filed 4) Mobile home and J & S, office conference held 5) Mobile home, office conference held, compliance, case closed 6) Mobile home, J & S, criminal complaint filed, citation issued, compliance, case closed 7) Mobile home, J & S, office conference held 8) Mobile home, office conference, compliance, case closed 9) Two mobile homes, office conference 10) Mobile home, office conference held 11) Mobile home, office conference held 12) Mobile home, commercial vehicles, parking in setbacks, office conference held
Construction violates CSD		1	1			1	East-Pasadena-East San Gabriel CSD, 2nd story alteration violation, office conference held

Exhibit 1

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Seventh Biannual Status Report for January 1, 2008 to
June 30, 2008**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Illegal grading	5		1	3		5	1. Pled guilty, on probation - corrected grading plans in plan check, plans resubmitted several times, inadequate, probation violation hearing set 2. Bench warrant outstanding . 3. Neighbors in civil suit set for trial March 2008, civil suit resolution needed to proceed on case - violator hired engineer to realign two adjacent properties to allow new access to county maintained road property line in dispute 4. Criminal complaint filed set for pre-trial 5. office conference held, with follow up meetings
Operating business without a license		1		1	1		Complaint filed, compliance, case closed
Mobile home park w/o permit		1	1			1	State Housing Department, office conference held
Oak tree encroachment		1	1			1	Oak tree violation, office conference held
Pool safety violation		2	1	1		2	1. Green pool, active mosquito breeding, Health Dept, office conference held 2. Unfenced pool, citation issued, compliance, July 2008
Unpermitted structure	1		1	1		1	Office conference held, no compliance, criminal case filed
Fifth District Total:	32	31	40	20	17	46	
TOTAL CASES:	100	73	81	58	47	126	

Footnotes:

¹ 58 misdemeanor prosecutions and ancillary involvement in 1 felony probation case

*72 new cases and 1 reopened case

*100 carry over cases is a correction to 101 cases reported remaining open in last biannual report